

Adams, New York
Aquifer Protection Overlay District
Contact: Jean Pearl
Tug Hill Commission
(315)785-2570
Zoning Bylaw
Adopted: 1986

Section 440 ARA, Aquifer Recharge Area Overlay District

A. Intent: It is~the intent of this Overlay District to protect the health, safety, and general welfare of the users of the Village of Adams water supply by protecting and preserving the primary aquifer recharge areas in the town.

The Aquifer Recharge Area Overlay District shall be superimposed on other underlying districts. All uses, dimensional regulations, and other provisions of the Town of Adams Zoning Law applying to the underlying districts shall remain in force and effect, except that where the Aquifer Recharge Area Overlay District imposes greater or additional restrictions and requirements, those restrictions and requirements shall prevail.

B. Permitted Uses: In the ARA Overlay District a lot may be used or occupied for the following purposes and no other:

1. Agriculture.
2. Agricultural Structure.
3. One-family dwelling.
4. Two-family dwelling.
5. Individual mobile home in accordance with the provisions of Section 520.
6. Accessory Use/Structure of the above listed uses.

C. Site Plan Review Uses: The following uses require Planning Board review and approval of a site plan in accordance with the provisions of Article VI and Section 440E.

1. All other permitted uses and site plan review uses in the underlying district which are not prohibited in Section 440E.

D. Dimensional (Area) Regulations: *

The more stringent of the underlying district's dimensional regulations or the following shall apply:

1. Minimum Lot Area with on-site wastewater disposal,
2 acres.
2. Maximum impervious surface area, 20% of the Lot.

E. Prohibited Uses:

1. Without Public Sewers

- a. Funeral Homes.
- b. Dry cleaning shops.

C. Laundromats

d. Industrial or commercial uses which involve the onsite disposal of process wastes from operations other than personal hygiene and food preparation for residents, patrons and employees.

e. The use of septic system cleaners which contain toxic chemicals.

2. The following uses are prohibited in this district regardless of the availability of public sewer.

- a. Automobile service stations.
- b. Commercial uses which manufacture, process, store or dispose of hazardous materials.
- c. Trucking or busing terminals.
- d. Wood preserving and furniture stripping operations.
- e. Junkyards.
- f. Solid waste landfills.
- g. Underground storage and/or transmission of oil, gasoline or other petroleum products, excluding liquefied petroleum gases.
- h. Outdoor storage of salt, de-icing materials, pesticides, or herbicides.